



**BID FORM – SALE OF TAX DEEDED PROPERTY
ST. CROIX COUNTY**

**ALL TAX DEED PROPERTY IS SOLD "AS IS".
IT THE RESPONSIBILITY OF THE PURCHASER TO DETERMINE ANY DEFECTS IN TITLE OR PROPERTY.**

PROPERTY DESCRIPTION AND BID

Municipality:_____

Parcel Identification Number:_____

Brief Legal Description:_____

Appraised Value (on notice):_____

Bid Amount: _____

A certified or cashier's check for ten percent (10%) of your bid shall accompany each bid. Checks should be made payable to St. Croix County. Checks will be returned to unsuccessful bidders.

BIDDER INFORMATION

In the event this bid is accepted, the instrument of conveyance should name the following as Grantee(s):

Full Name of Bidder (1) (type/print):_____

Full Name of Bidder (2 if applicable) (type/print):_____

Address of Bidders (type/print):_____

Phone #:_____

Email:_____

Signature of Bidder:_____ Date:_____

Signature of Bidder:_____ Date:_____

INSTRUCTIONS TO BIDDER

1. Only one bid is to appear on this sheet. If you are bidding on other properties, you must use a separate bid form for each one.
2. A ten percent (10%) deposit by CERTIFIED OR CASHIERS CHECK, payable to "St. Croix County" must accompany all bids.
3. The bid should be sealed, addressed to the St. Croix County Clerk, marked on the outside of the envelope "SEALED BID-TAX DEED" and mailed or delivered to the St. Croix County Clerk, 1101 Carmichael Road, Hudson, WI 54016. Bids will be presented and awarded at the next scheduled Administration Committee meeting.
4. Only one bid sheet and the ten percent (10%) deposit for the parcel you are bidding on should be in each envelope.
5. The County may accept the bid most advantageous to it. Bids submitted pursuant to the first publication which are less than the appraised value of the property shall be rejected.
6. Bids submitted after the second publication may be submitted for less than the properties' appraised value.
7. The County reserves the right to reject any or all bids.
8. Sale to the successful bidder will be by Quit Claim Deed.
9. The Quit Claim Deed on a successful bid will be made out only to the person or persons who have signed this bid sheet.
10. Any special assessments in the process of collection shall be the liability of the purchaser.
11. Potential buyers should be aware of the provisions of 75.27, WI Statutes, and other related tax sales statutes.
12. All sales approved and awarded by the St. Croix County Administration Committee are final and no refunds will be given.
13. This bid sale is being conducted pursuant to Chapter 3 of the St. Croix County Code. A complete copy is available in the St. Croix County Clerk's Office or <http://www.co.saint-croix.wi.us>.
14. St. Croix County will issue a Quit Claim Deed upon receipt of final payment by certified or cashier's check within thirty (30) days of the bid award. Buyer must make full payment (high bid and recording fee of \$30) by the deadline.

TAX DEED PROPERTIES:

It is the Bidder's sole responsibility to:

1. Investigate properties prior to putting in a bid to St. Croix County
2. Check if any special assessments are due on properties listed
3. Do additional research if more information required than what is noted in the advertisement.